

COMMON COUNCIL  
COUNCIL CHAMBERS  
JUNE 17, 2014

Mayor Kristen Brown called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

**I. Meeting Called to Order**

- A. Opening Prayer was given by Pastor Dan Wallace with First Christian Church.
- B. Pledge of Allegiance was led by Mayor Brown.
- C. Roll Call was taken. Dascal Bunch, Ryan Brand, Frank Jerome, Frank Miller, Tim Shuffett, Kenneth Whipker, and James Lienhoop were present.
- D. Councilor Jerome made a motion to approve the minutes from the City Council meeting on June 3, 2014 as presented. Councilor Bunch seconded the motion. Motion passed by a vote of seven (7) in favor and zero (0) opposed.

**II. Unfinished Business Requiring Council Action**

- A. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_, 2014, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS." (Redwood Acquisition Annexation) Jeff Bergman, Planning Director, stated the applicant is asking that their requests for annexation and rezoning be withdrawn. Jeff distributed a letter to Council members from Russell Brown and Elizabeth Bentz Williams on behalf of Redwood Acquisition, LLC. Jeff explained Redwood Acquisition, LLC is abandoning the project. Mayor stated the city offered to explore draining the property through the TIF district and partner on costs, but apparently it wasn't feasible from an engineering perspective. Mayor opened the meeting for public comment. Fred Stadler representing some of the adjacent land owners stated the Menards lagoons are not functioning as they were designed and, in many seasons, simulates a wetland. Councilor Shuffett made a motion to deny this resolution. Councilor Bunch seconded the motion. Motion passed unanimously.
- B. Second Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_, 2014, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Redwood Acquisition Annexation) Jeff Bergman. Councilor Shuffett made a motion to deny the annexation request. Councilor Whipker seconded the motion. There were no comments from the public. Motion passed unanimously.
- C. Second Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "AP" (AGRICULTURE: PREFERRED) TO "RMc" (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)." (Redwood Acquisition Rezoning) Jeff Bergman. Councilor Shuffett made a motion to deny the rezoning request. Councilor Whipker seconded the motion. There were no comments from the public. Motion passed by a unanimous vote.

- D. Second Reading of an Ordinance entitled "ORDINANCE NO. 18, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY BY AMENDING THE ZONING COMMITMENTS AT A LOCATION DESIGNATED AS "RMc" (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)." (Gateway Apartments Rezoning) Jeff Bergman presented this ordinance. He explained that Gateway Apartments L.P. is the developer of a proposed apartment complex on the eastern one third of the former Golden Casting Foundry property. The developer is asking for relief from the 75 foot buffer requirement that was established in 2008. The rezoning request by Gateway Apartments L.P. is to remove the 75 feet setback and default to the current regulations of a 35 feet setback. Jeff stated the zoning district will remain multi-family. Jeff stated the Columbus Plan Commission forwarded this to City Council with a unanimous favorable recommendation. There were no comments from the public. Councilor Jerome made a motion to pass the second reading and adopt the ordinance. Councilor Bunch seconded the motion. Motion passed by a unanimous vote.
- E. Second Reading of an Ordinance entitled "ORDINANCE NO. 19, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "I-2" (INDUSTRIAL: GENERAL) TO "CR" (COMMERCIAL: REGIONAL CENTER)." (Kroger Rezoning) Jeff Bergman presented this ordinance and stated Kroger is seeking rezoning at the former Dolly Madison bakery site located at 3060 N National Road. He explained the property is currently zoned I-2 (Industrial: General) and Kroger is requesting the property be rezoned to CR (Commercial: Regional Center). The zoning surrounding this location is regional commercial. The Columbus Plan Commission gave a unanimous recommendation of a favorable approval to the Council for this project. There were no comments from the public. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance. Councilor Brand seconded the motion. Motion passed unanimously.
- F. Second Reading and Public Hearing of an Ordinance entitled "ORDINANCE NO. 20, 2014, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2014." Matt Caldwell, Director of Operations and Finance, presented this ordinance. He explained \$295,000.00 is being requested for the City's portion to upgrade radios in the 911 Center. He stated the original equipment was installed in 2001 and an upgrade is needed. There were no comments from the public. Councilor Bunch made a motion to pass the second reading and adopt the ordinance. Councilor Shuffett seconded the motion. Motion passed unanimously.

### III. New Business Requiring Council Action

- A. First Reading of an Ordinance entitled "ORDINANCE NO. \_\_\_\_, 2014, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Cummins Walesboro Annexation) Jeff Bergman presented this ordinance and displayed a map of the area. He explained Cummins is requesting an annexation of approximately 5227 square foot of property near 450 South, east of I-65. They would like to combine the 5227 square feet with adjacent property which is also owned by Cummins and is already annexed into the city. Jeff stated the project meets the annexation criteria. The Columbus Plan Commission forwarded the annexation request to the City Council with a unanimous favorable recommendation. There were no comments from the public. Councilor Jerome made a motion to pass the first reading and place in proper channels. Councilor Brand seconded the motion. Motion passed unanimously.

- B. First Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "AP" (AGRICULTURE: PREFERRED) AND "I-2" (INDUSTRIAL: GENERAL) TO "I-3" (INDUSTRIAL: HEAVY)." (Cummins Walesboro Rezoning) Jeff Bergman presented this ordinance for rezoning. He stated the request includes two pieces of property. The first is the property previously discussed in the annexation ordinance which is currently zoned AP (Agriculture: Preferred) to I-3 (Industrial: Heavy). The adjoining Cummins parcel is also zoned I-3. The second property is on the west side of the Cummins warehouse site which is currently zoned I-2 (Industrial: General) and should be rezoned to I-3. Jeff stated both properties total approximately an acre and a half. The Columbus Plan Commission forwarded the annexation application to City Council with a unanimous favorable recommendation. There were no comments from the public. Councilor Jerome made a motion to pass the first reading and place in proper channels. Councilor Bunch seconded the motion. Motion passed by a unanimous vote.

#### IV. Other Business

##### A. Standing Committee and Liaison Reports –

Luann Welmer, Clerk Treasurer, provided Mayor Brown and Council Members a Tax Increment Finance (TIF) Report as of June, 2014.

##### B. Discussion Items:

1.) State Street Corridor - Mayor Brown and Jeff Bergman presented this discussion item. Jeff stated the Columbus Plan Commission gave a favorable recommendation to the City Council for the State Street Corridor Plan as an element of the City of Columbus Comprehensive Plan. This item will be placed on the July 1, 2014 Council agenda. Jeff presented Council members with a tiered Transportation Project List and cost estimates for publicly-led infrastructure projects. Much discussion followed. Councilor Bunch explained Indiana Department of Transportation (INDOT) is planning an overlay project on State Street next summer and believes it would be beneficial to accomplish American Disabilities Act (ADA) compliant sidewalk ramps at the same time. There was also discussion regarding the possibility of using Tax Increment Finance (TIF) funds for this project, along with private funding.


2.) Columbus Redevelopment Commission (CRC) Pass Through - Mayor Brown and Andrew Lanam with Reedy Financial Group were the presenters. TIF projection sheets were offered to the Council. Mayor explained there is new Indiana legislation which states if the projected revenue of TIF funds exceeds the projected TIF expenses by 200% then City Council has the final say on a decision to release assessed value. Much discussion followed. Councilor Lienhoop likes the idea of releasing assessed value to tax payers, but would like to see where the City stands on all of the current capital projects first. Mayor stated this will be added to the July 1 agenda.

3.) Unsafe Building Law and Additional Appropriation – Mayor Brown presented this item. She explained the City has a number of properties, primarily residential, but some commercial, where the condition of the property has been deemed as unsafe and/or unsalvageable. Jeff Logston, City Attorney, explained state law on the subject. Much discussion followed. Mayor would like an additional appropriation of \$300,000.00 to fund an unsafe building fund so the City can go in, when necessary, to demolish the structures and put a lien on the property for future reimbursement. This will be added to the July 1 agenda.

- C. The next regular meeting is scheduled for **Tuesday, July 1, 2014, 6:00 p.m. in City Hall.**
- D. Councilor Bunch made a motion for adjournment. Councilor Shuffett seconded the motion. Motion passed unanimously. The meeting adjourned at approximately 8:12 P.M.

  
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Presiding Officer

Attest:

  
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Clerk Treasurer of City of Columbus